



14 Wirbill St, Cobram



## Charming Weatherboard Cottage on a Prime River-end Corner Block

Extremely well presented and full of character, this three-bedroom weatherboard cottage offers immediate comfort, space and a standout River-end location. Set on a generous 955m<sup>2</sup> corner block with beautiful established trees, the home boasts excellent street appeal and plenty of room to enjoy.

Inside, Murray Pine floorboards flow throughout, adding warmth and charm. The well-appointed kitchen features quality stainless-steel appliances, a breakfast bar and ample cupboard space, adjoining the meals area with sliding doors opening out to the side deck, perfect for everyday living and entertaining. A separate lounge provides a cosy retreat with a split system air conditioner and gas log fire.

The master bedroom is generously sized and includes Murray Pine floorboards, built-in robes and a split system air conditioner. The remaining two bedrooms are also generous in size, both fitted with built-in robes and split system air conditioners. The home is serviced by a main bathroom with combined shower and bath, a separate toilet, a separate study area and a practical laundry with an additional shower.

Outside, the property continues to impress with a covered patio, easy vehicle access into the yard and a 5 x 7 metre Colorbond shed with concrete floor. A separate room within the shed is fitted with a reverse

 3  1  2  955 m<sup>2</sup>

<b>Price</b>	\$498,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5246
<b>Land Area</b>	955 m <sup>2</sup>

### Agent Details

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cycle split system air conditioner, making it ideal for a home office, studio, man cave or hobby space.

Positioned in a highly sought-after River-end location, this beautifully maintained home offers charm, flexibility and lifestyle appeal on a sizeable block.

An excellent opportunity to secure a quality home in a tightly held area. Don't miss out call today to arrange a viewing!

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